



Los Angeles County Department of Regional Planning  
 320 West Temple Street, Los Angeles, California 90012  
 Telephone (213) 974-6443

**PROJECT No.**           R2006-03647-(4)            
CDP200600008-(4),CUP200600289,  
PA200600013, VAR200600013

<b>RPC/HO MEETING</b> DATE: 10/29/08	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE 10/29/08	

<b>APPLICANT</b> Legacy Partners Neptune Marina L.P.	<b>OWNER</b> Los Angeles County	<b>REPRESENTATIVE</b> Aaron Clark
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**REQUEST**  
**Coastal Development Permit** to authorize demolition of all existing landside improvements and construction of a 400 unit apartment complex.  
**Conditional Use Permit** for site grading, export of earth in excess of 100,000 cubic yards, and parking for boater related uses  
**Variance** for excess signage and a reduction of the required setback from the waterside promenade.  
**Amendments to the Marina del Rey Local Coastal Program** to authorize the transfer of development units from an abutting Development Zone (Tahiti Development Zone) into the subject Development Zone (Marquesas Development Zone) and the averaging of the R-III and R-V residential densities on Parcel 10R; and a **Coastal Approval in Concept** for the proposed marina demolition activities and subsequent marina construction activities on the waterside portion of Parcel 10R.

<b>LOCATION/ADDRESS</b> 14126 Marquesas Way in Marina del Rey. Also known as Marina del Rey Parcel 10R.  <b>ACCESS</b> Via Marquesas way (North) and Via Marina (West)	<b>ZONED DISTRICT</b> Playa del Rey
	<b>COMMUNITY</b> Marina del Rey
	<b>EXISTING ZONING</b> SP (Specific Plan) Residential V and Residential III

<b>SIZE</b> 7.32 acres	<b>EXISTING LAND USE</b> Multifamily Residential	<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Flat
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<b>SURROUNDING LAND USES &amp; ZONING</b>	
North: SP (Specific Plan) Open Space	East: SP (Specific Plan) Multifamily Residential
South: SP (Specific Plan) Hotel	West: SP (Specific Plan) Open Space/ City of Los Angeles Multifamily Residential

GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	N/A	N/A	N/A
Specific Plan	RV/RIII (Multifamily Residential)	N/A	Yes

**ENVIRONMENTAL STATUS**  
 Environmental Impact Report.

**DESCRIPTION OF SITE PLAN**  
 The site plan depicts the proposed 400 unit apartment complex located in three buildings.

**KEY ISSUES**

- Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements, 22.56.290, the Variance Burden of Proof, 22.56.2320, the Coastal Development Burden of Proof, and 22.16.070 the Local Coastal Program Plan Amendment Burden of Proof.

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O)                      (F)	(O)                      (F)	(O)                      (F)

\*(O) = Opponents (F) = In Favor